

# Know all Men by these Presents,

That

David R. Gay and Susan A. Gay  
of Waterville, County of Kennebec, State of Maine

in consideration of

ONE DOLLAR and other valuable considerations

29438

paid by

E. Michael Ferris  
of Waterville, County of Kennebec, State of Maine

whose mailing address is

P. O. Box 1173, Waterville, Maine 04901

TRANSFER  
TAX  
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

E. Michael Ferris

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine and being numbered seven (7) on the Plan of Gilman Heights made by F. V. Armstrong, dated December 4, 1939, and recorded in Kennebec Registry of Deeds, Map Book 12, Page 77, to which reference may be had for a more particular description.

Said premises are conveyed subject to the following restrictions which will be binding upon said Grantees and all persons claiming or holding under or through said Grantees and shall be deemed as covenants running with the land:

1. No lot of land shall be sold, the dimensions of which are less than 75 feet by 100 feet.
2. No building for the use of more than one family shall be built thereon, except such lots as agreed upon by vote of the directors and to be designated as soon as the map of the lots is complete and recorded at the Registry of Deeds office at Augusta, Maine.
3. The main entrance of any single dwelling built thereon, shall face the street.
4. The front wall of any such building shall be at least thirty-five [35] feet from the street line, thereby extending a uniform building line thirty-five [35] feet from said street line.
5. Each building thereon, must provide a space of at least fifteen [15] feet on each side of the building to the respective boundary lines.
6. The cost of each main building on these lots shall be at least \$9,000.00, exclusive of all other buildings, landscaping and any other improvement to the land, now directly affixed to the main building.
7. No part of said property shall be used for any commercial purposes of any kind whatsoever.
8. On subsequent sales of land, the sale shall be governed by the so-called "Neighborhood Improvement Act" suggested by the National Association of Real Estate Boards.
9. The plans of new homes must be submitted to and approved by Gilman Heights Incorporated.

Said lot is conveyed with the foregoing restrictions which are covenants affixed to and running with the land and applicable to all lots hereafter to be sold by Gilman Heights Inc. in the plot of land known as "Gilman Heights" and for a violation of the terms therein or any of them by said grantees or any persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved any lot in said plot known as "Gilman Heights" to proceed at law or in equity to compel compliance thereof.

Meaning and intending to convey the premises described in a deed recorded in the Kennebec County Registry of Deeds at Book 1953, Page 27.

**To have and to hold**

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

E. Michael Ferris

47-161

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

**And**

we

do

**reunant**

with the said Grantees, their heirs and assigns, that

we are

lawfully seized in fee of the premises, that they are free of all encumbrances

;

that

we

have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that

we

and

our

heirs shall and will **warrant and defend** the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,**

the said

David R. Gay

and

Susan A. Gay

~~husband/wife~~ of the said

David R. Gay

joining in this deed as Grantor<sub>s</sub> and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this 14th day of the month of November, A.D. 19 86.

**Signed, Sealed and Delivered**

in presence of

*Charles P. Lewis**David R. Gay*

David R. Gay

*Patricia Hester*

Susan A. Gay

L-6655

State of ~~Maine~~, County of CLINTON  
PENNSYLVANIAAM. NOVEMBER 14, 19 86.

Then personally appeared the above named

David R. Gay and

Susan A. Gay

and acknowledged the foregoing instrument to be

their

free act and deed.

THOMAS T. STEVENSON, NOTARY PUBLIC  
PINE CREEK TOWNSHIP, CLINTON COUNTY  
MY COMMISSION EXPIRES APRIL 17, 1990  
Member, Pennsylvania Association of Notaries

Before me,

**SEAL**Printed Name, THOMAS T. STEVENSONNotary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

1986 DEC 22 PM 2:40

RECORDED FROM ORIGINAL